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November 9, 2021

Councilor Nina Liang
Councilor Charles Phelan
Quincy City Hall
1305 Hancock Street
Quincy, MA 02169

RE: Proposal of BCC Acquisitions LLC
Property: 21-29 & 31 Beale Street, 51-55 Cushing Street & 65-67 Chapman Street

Dear Councilors Liang & Phelan:

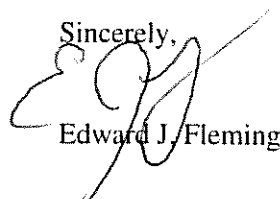
Please be advised that this office represents BCC Acquisitions LLC with regard to its Planning Board application for the redevelopment of the properties at 21-29 Beale Street, 31 Beale Street, 51-55 Cushing Street & 65-67 Chapman Street. The properties include the entire block of storefronts on Beale Street from Chapman to Cushing along with two four-family houses behind the retail. The site is approximately 33,172 sq. ft. and located within a Business C zoning district, which allows for mixed-use development.

The Proposal includes the removal of the existing retail buildings on Beale Street, as well as the four-family houses at 55 Cushing and 65 Chapman, and the construction of a new, mixed-use building on the site. The new building will include six (6) new retail spaces along Beale Street, a two-story parking garage in the rear of the site, and Eighty (80) residential units above. The new retail on Beale Street will consist of six (6) retail spaces ranging in size from 745 sq. ft. to 3,951 sq. ft. The residential building above the retail spaces and garage will vary in height from four (4) stories in the rear of the site to six (6) stories along Beale Street and will include an exterior courtyard, a fitness facility, and a meeting room. The proposal will also include improvements to the exterior space, including widened sidewalks along Beale Street for improved pedestrian space and exterior options for the retail tenants.

The proposal will require public hearings before City's Planning Board and Zoning Board of Appeals. The initial public hearing has been scheduled for December 8th. We look forward to sharing the plans with the neighbors and Wollaston business community on November 18, 2021.

Thank you, in advance, for your assistance in this matter.

Sincerely,



Edward J. Fleming